



Planning Department

TOWN OF ACTON
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MEMORANDUM

To: Planning Board **Date:** February 23, 2007
From: Roland Bartl, AICP, Town Planner *RB*
Subject: Grassy Pond Place Subdivision – Revised Plan for Hearing Continuation

The project engineer has revised the plan. See attached (with cover note).

Street addresses will be assigned Monday or Tuesday upon Cory York's return from vacation.
Engineering Department has no further comments.

The plan shows a slightly steeper road grade resulting in slightly less fill. More new tree planting is proposed. Planning Department has no further comments.

Health Department will review revisions Monday or Tuesday upon their review staff's return from vacation.

Kim DelNigro

From: rjh@stamskiandmcnary.com
Sent: Wednesday, February 21, 2007 9:12 AM
To: Kim DelNigro
Cc: rbb@stamskiandmcnary.com; Roland Bartl; Kristin Alexander
Subject: Re: Grassy Pond - PB Mtg 2/27/07

Kim,

We reviewed the staff comments and our notes from the public hearing. We will be submitting a progress print for discussion purposes at the end of the day today which focuses at a minimum on the following:

- 1.) Proposed grade at entrance increase from 5% to 7% to reduce clearing width at entrance in response to abutters concern. This will better match existing grade. We are also proposing planting three additional trees near entrance for screening.
- 2.) The pavement turnaround has been updated per fire chief review.
- 3.) We will defer proper street address numbers to Engineering Department.
- 4.) Estimated Seasonal high groundwaters have also been added to roof drywell detail to show offset to groundwater compliance.
- 5.) We will prepare revision letter to assist in review also. If there are any other outstanding items which we may have missed, please let us know.

On Tue, 20 Feb 2007 11:21:18 -0500, "Kim DelNigro" wrote:

Hello ,

Just a reminder that the continuation for Grassy Pond Place with the Planning Board is scheduled for Tuesday, February 27 , 2007 @ 7:45PM.

Please try to forward the Planning Dept. with any plans or additional information within 2-3 days for staff to review and comment prior to the meeting.

Please don't hesitate to contact me with any questions or concerns.

Sincerely,
Kim

Memo

To: Acton Planning Department
From: Rich Harrington, P.E.
CC:
Date: 2/21/2007
Re: Definitive Plan for Grassy Pond Place

FEB 22 2007

Kim,

We've addressed the following town comments.

Engineering dated January 16, 2007

1. No response necessary
2. I left a blank circle in each of the proposed houses for the street address when we figure it out.
3. We've added two proposed stone bounds on the right side of the private way.
4. The radius have been labeled (see plan)
5. We have consulted with the fire chief. The plan depicts his requested changes.

Board of Health dated December 20, 2006

1. No response necessary
2. A title 5 inspection was performed and the site passed.
3. The appropriate action will be taken.
4. The roof drains on Lot 19 have been adjusted to now be above ESHGW. The ESHGW has been added to the detail sheet for the drywells.
5. No response at this time.
6. The piping has been labeled to clarify which section is perforated and which is solid.
7. The appropriate action will be taken
8. See subsurface drainage area detail on sheet 3.

Planning Board dated January 20, 2007

1. The proposed stonewall symbol is now bold.
2. The approximate location of the SAS is now shown.
3. The topography and setbacks to lot lines require the dwelling to be situated in this location.
4. The topography and setbacks to wetlands require the drainage system to be situated in this location.
5. The appropriate action will be taken.

Thank you for your attention to the matter.